

178.0

0006

0017.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

753,700 /

753,700

USE VALUE:

753,700 /

753,700

ASSESSED:

753,700 /

753,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		VALENTINE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHIN KYUNG IM &	
Owner 2: SHIN YOUNG SIK	
Owner 3:	

Street 1: 74 VALENTINE ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: SHIN IM KYUNG/TRUSTEE -
Owner 2: SA LANG REALTY TRUST -
Street 1: 74 VALENTINE ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 9,059 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		9059		Sq. Ft.	Site

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
		0	70.	0.76	7								484,241						484,200	

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					120899	
101	9059.000	269,500		484,200	753,700					GIS Ref	
Total Card	0.208	269,500		484,200	753,700		Entered Lot Size			GIS Ref	
Total Parcel	0.208	269,500		484,200	753,700		Total Land:			Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	603.93	/Parcel:	603.9	Land Unit Type:			07/25/18	

## PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	178.0-0006-0017.A
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,500	0	9,059.	484,200	753,700	753,700	Year End Roll	12/18/2019
2019	101	FV	230,000	0	9,059.	484,200	714,200	714,200	Year End Roll	1/3/2019
2018	101	FV	233,200	0	9,059.	408,100	641,300	641,300	Year End Roll	12/20/2017
2017	101	FV	233,200	0	9,059.	373,600	606,800	606,800	Year End Roll	1/3/2017
2016	101	FV	233,200	0	9,059.	318,200	551,400	551,400	Year End	1/4/2016
2015	101	FV	228,200	0	9,059.	276,700	504,900	504,900	Year End Roll	12/11/2014
2014	101	FV	228,200	0	9,059.	256,000	484,200	484,200	Year End Roll	12/16/2013
2013	101	FV	228,200	0	9,059.	243,500	471,700	471,700		12/13/2012

## SALES INFORMATION

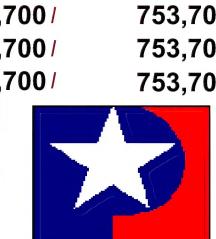
SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
SHIN IM KYUNG/T	67633-263		7/18/2016	Convenience		99	No	No				
MORIARTY JAMES	44470-387		1/13/2005	Family		99	No	No	Y			
	17352-129		8/1/1986			173,000	No	No				

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2010	249	Addition	70,200				CONSTRUCT 20X20 KI	

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
10/25/2008	Meas/Inspect	345	PATRIOT
4/24/2000	Inspected	263	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/23/1993		AJS	

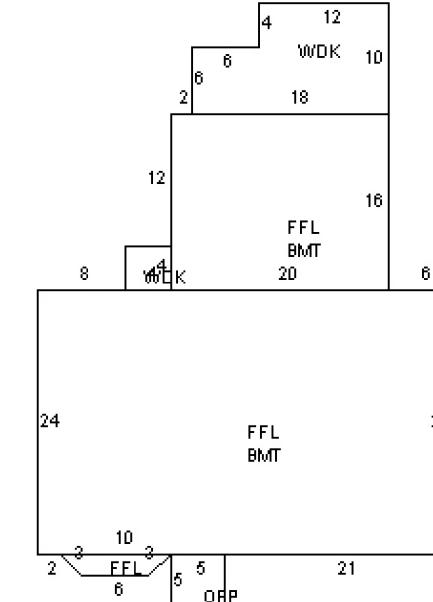
Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION		
Type:	19	- Ranch
Sty Ht:	1	- 1 Story
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

COST FEATURES	
Bath	1
Bath:	Rating:
Bath:	Rating:
QBth:	Rating:
Bath:	Rating:
Bth:	Rating:
FrFix:	1
RATING	
HER FEATURES	
Kits:	1
Kits:	Rating:
Frpl:	1
RATING	

## SKETCH



## GENERAL INFORMATION

Grade: C - Average  
Year Blt: 1959 Eff:  
Alt LUC:  
Jurisdict: G12  
Const Mod:  
Lump Sum Adj:

## INDO INFORMATION

Location:	Lower				
Total Units:	Totals	RMs: 5	BRs: 2	Baths: 1	HB

## REMODELING

## RES BREAKDOWN

MODELING					RES BREAKDOWN			
		No Unit	RMS	BRS	FL			
Exterior:			1	5	2			
Interior:								
Additions:								
Kitchen:								
Baths:								
Plumbing:								
Electric:						Totals		
Heating:						1	5	
General:							2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	

## APPRECIATION

Cond:	VG - Very Good	4.6	%
ctional:			%
onomic:			%
Special:			%
verride:			%
	Total:	4.6	%

## C SUMMARY

## COMPARABLE SALES

## SUB AREA

#### **SUB AREA DETAIL**

## IMAGE

AssessPro Patriot Properties, Inc.

MOBILE HOME Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_  
SPEC FEATURES/YARD ITEMS PARCEL ID 178.0-0006-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						